

Audit's[®] MARKET ANALYSIS OF SECURITIES OF REITS AND REAL ESTATE COMPANIES

Realty Stock Review

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MARKET STRATEGY: THE LONG DOWNTREND IN INTEREST RATES IS TURNING ON A YEN

The six-year downtrend in interest rates appears on its last legs -- thanks not to strong economic demand for money at home but to unrest in foreign currency markets. U.S. rates fell during those years because the U.S. could attract enough foreign dollars to finance its ballooning Federal budget deficit.

Now foreign investors want to be paid higher rates for buying U.S. Treasury securities. In the background is an incipient trade skirmish with Japan. Suddenly the U.S. is less in control of its economic fate, even tho the Federal Reserve appears determined for now not to drive rates up.

Two weeks ago we saw the March 31 prime rate bump to 7.75% as an isolated summer thundershower that might scare investors but probably wouldn't last too long. Intervening events indicate the change in direction may have more lasting impact on rates and we now advise a more cautious investment stance.

Market action the past two weeks indicates the traditional interest-sensitive groups have been hit hardest: mortgage REITs, homebuilders, and some mortgage companies such as FNMA. As indicated last issue, we'd play only selective stocks in these groups. Reco-

very in the broad group of stocks hurt by Oil Patch distress should proceed almost regardless of the course of interest rates, altho super-high rates could stretch the projected 3-5 year recovery.

Investors seeking to hold above-average income can focus on two groups:

--CMO mortgage REITs, described in our Jan. 9 RSR. They appear to be the classic win-win investment in mortgages -- altho Wall Street isn't yet convinced, judging from market action. CMO REITs invest in pools of single-family mortgages and then sell obligations collateralized by these mortgages (or CMOs). CMO REITs profit from (1) spread between the mortgages and CMOs, and (2) residual value of cash flows during the payback period, which can vary with rate conditions. As rates rise, experience suggests the value of these residuals rises because payback of the underlying mortgages stretches and lets the REIT hold money longer. Four CMO REITs are in Portfolio Selector on p.2: **Countrywide Mtg., Lomas Mtg., M.D.C. Asset, and Strategic Mtg.**

--Participating mortgage trusts which get current income from properties and which can also profit via equity sharing from appreciation in the underlying properties. One caution: participating mortgages can be used to cover-up negative property cash flow, leading to an ugly day of reckoning. We review inside some in this group.

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PORTFOLIO SELECTOR: STOCKS SUITABLE FOR SHAPING HOLDINGS TO YOUR PORTFOLIO GOALS

We list below stocks we believe are currently usable in your portfolio, whatever your specific investment goals. Purchases (or sales) should be made at or near prices obtaining on the publication date, but we are not listing specific buy (or sell) points, so as to avoid conflict with money management clients.

The broad variety of securities included in RSR lets you target your holdings to your investment appetite, from very conservative to very aggressive; from high income to zero income; and from geographic regions and property types you desire. We've listed securities under a number of headings (a security may appear in more than one list) that could fit into any one of several possible investment strategies in today's investment climate. Changes this month are:

U.S. Home Corp. is added to the aggressive recovery group in place of **Pulte Home Corp.**, which seems to have less potential in this rate climate. Both were reviewed April 10

Comments on other portfolio stocks:

Johnstown American Cos., as expected in our Feb. 13 review, is offering

to exchange a new preferred stock plus 50¢ cash for each share of preferred it issued to buy Consolidated Capital Equities Corp. in July 1985. The new preferred would be redeemable at 24.5% of par or \$12.25 mil. on the \$50 mil. face amount of the old preferred (which is booked at \$27.5 mil.). If and when redeemed, the transaction would add about \$1.80/sh. to book value.

Income investors are particularly concerned that the value of their shares might erode further. One investor writes seeking current advice about three stocks which recently cut their dividends: **California REIT**, **HRE Properties**, and **Property Trust of America**.

Our stance is reflected in the Portfolio Selector List below: we deleted **California REIT** from that list when it cut payout 53% in January because CT left the door open for further cuts, should cash be needed to restore three ailing Texas apartments to health.

We left both **HRE Properties** and **Property Trust of America** because property values appear sound and current payout should be covered by cash flow. **PTRAS** should generate about 85-88¢ operating cash flow this year, vs. 80¢ payout, and current value appears in the

PORTFOLIO SELECTOR LIST OF REALTY STOCKS FOR CURRENT INVESTMENT

OWNERS BY REGION	DIVERSIFIED PROPS.	Medical	LEASEBACKS - INCOME	AGGRESSIVE RECOVERY
Northeast	Bay Fincl.(9/12/6)	Beverly Inv.(1/23/7)	Beverly Inv.(1/23/7)	Americana Hot(3/28/6)
Federal Rl.(2/28/6)	First Union RE(3/13/7)	Health Care REIT(1/23/7)	Health Care REIT(1/23/7)	Fairfield Comm(7/25/6)
Gould LP (1/9/7)	HRE Props.(3/13/7)	Health Care Pr.(1/23/7)	Health Care Pr.(1/23/7)	Integrated Res.(5/23/6)
New Plan Rlty(12/5/6)	Mortgage Growth(3/13/7)		Meditrust (1/23/7)	Johnstown Amer.(2/13/7)
Penn. REIT (12/5/6)	Property Cap(11/7/6)		One Liberty Pr.(3/28/6)	Johnstown/Consol.Rlty.
Presidential Rl.(10/24/6)	Rouse Co. (5/9/6)			Natl. Enter.(10/10/6)
*Prudential Rl.(4/24/7)	Santa Fe So.Pac.			Reading Co.(6/13/6)
*Rockefeller Ctr(4/24/7)	B.F.Saul REIT (5/9/6)			Southland Finc.(10/10/6)
Washington REIT(4/25/6)				Southmark Cp.(12/5/6)
Midwest	BY PROPERTY TYPE	ENTREPRENEURIAL OWNERS	TAX-SHELTERED INCOME	*U.S.Home (4/10/7)
Bradley RET(11/21/6)	Shopping Centers	Federal Rlty(2/28/6)	EQK Green Ac. (8/22/6)	BUILDERS/DEVELOPERS
Chicago Dock(10/24/6)	Federal Rlty(2/28/6)	Forest City Ent(7/11/6)	EQK Rlty. (8/22/6)	Houses/Mfg.Hsg.
Duke Rlty. (2/28/6)	First Union RE(3/13/7)	Koger Co.(5/9 &12/19/6)	Koger Co./Pr.(4/11/6)	Calprop(11/21/6)
EQK Realty (8/22/6)	Intl. Income Pr.(3/14/6)	Koger Props.(12/19/6)	LaQuinta LP(11/21/6)	Centex Corp.(9/12/6)
Forest City En.(7/11/6)	IRT Prop.(3/13/7)	New Plan Rl.(12/5/6)	MSA Realty(3/14/6)	Clayton Homes(10/10/6)
MSA Realty (3/14/6)	New Plan Rl.(12/5/6)	Perini Inv. Prop.	*Rock. Ctr. Pr.(4/24/7)	Hovnanian Ent(5/23/6)
South/Southwest	Rouse Co.(5/9/6)	Rouse Co. (5/9/6)	Trammell Crow (12/19/6)	Leisure Tech.(8/8/6)
IRT Prop.Co.(3/13/7)	Weingarten Rl.(12/19/6)	MORTGAGES - INCOME	Turner Equity (4/11/6)	*MDC Holdings (4/10/7)
Koger Co.(5/9 &12/19/6)	Western Inv.RE(3/28/6)	Fixed-rate	NOTABLE NEWCOMERS	Oriole Hm.(3/27/7)
Prop.Tr.Amer.(10/10/6)	Offices	BRT Realty(10/10/6)	Copley Prop.(7/26/5)	*Ryland Group(3/27/7)
Sizeler Inv.(2/27/7)	HRE Props.(3/13/7)	Cenvill Inves.(4/11/6)	Lincoln Rl.(12/20/5)	Std. Pacific(8/8/6)
Trammell Crow(12/19/6)	*ICM Prop.Inv.(4/24/7)	Countrywd Mtg(1/9/7)	Merry Land(2/27/7)	Income Props.
United Dom.Rl.(10/10/6)	Koger Co.(5/9 &12/19/6)	CRI Insur. Mtg.(7/25/6)	Ridgewood Pr.(2/28/6)	Bay Fincl.(9/12/6)
Weingarten Rl(12/19/6)	Koger Pr.(12/19/6)	Lomas Mtg. Cp(9/13/5)	Trammell Crow(12/19/6)	Koger Prop.12/19/6)
Far West	Property Cap(11/7/6)	MDC Asset Inv.(1/9/7)	Weingarten Rl(12/19/6)	Commun.Bldrs./Land
BankAmer.Rlty(11/7/6)	*Prudential Rl(4/24/7)	Participating		Amrep Corp.(9/12/6)
Copley Props.(7/26/5)	Southland Finc.(10/10/6)	L&N Hsg. Corp.(4/11/6)		Cousins Prop.(12/5/6)
REIT of Calif.(3/28/6)	Turner Equity (4/11/6)	Lincoln Rlty.(12/20/5)		Genl. Devel. (8/8/6)
Santa Anita Rl.(4/25/6)	Hotels/Specl.	Mellon Part.Mtg		Inter. Gen.(2/27/7)
Western Inv.Tr.(3/28/6)	Burger King Inv.(2/28/6)	*Mtg.Invest.Plus(4/24/7)		Major Realty(11/21/6)
	Hotel Inv.(10/24/6)	*Realty South (4/24/7)		*Newhall Land(4/10/7)
		*Rock. Ctr.Pr.(4/24/7)		
		Travelers REIT (6/13/6)		
			FINANCIAL SERVICE	
			Ameribanc Inv. Group	
			Countrywide Cre.(1/9/7)	
			Hallwood Gr.(2/13/7)	
			Lomas & Net.Fin.(9/26/6)	
			Northeastern Mtg. (5/23/6)	
			Southmark Corp.(12/5/6)	
			Unicorp Amer. (5/9/6)	

* Reviewed in Apr. issues. Additions or changes underlined. # Recent client. Review/comment dates within last year.

\$13/sh. range. HRE's \$1.80 dividend also appears well covered by cash flow and we still see current value in the \$26-\$30/sh. range. So we view both stocks as buys for Oil Patch recovery.

RANKING REVIEWS: FIVE PARTICIPATING MORTGAGE TRUSTS GIVEN FIRST RANKINGS

Rockefeller Center Properties Inc. is ranked B in our first Ranking. RCP is the nation's largest publicly traded REIT with \$764 mil. market value for its 37.5 mil. shs.; it came public at \$20 in Sept. 1985.

EPS/Dividends - B: RCP earned \$1.26 sh. in 1986, first full year. Net cash flow was \$1.83, the major difference being 60¢ sh. amortization of discount upon zero coupon convertibles. RCP paid a \$1.76/sh. dividend, of which 28¢ (50¢) was taxfree capital return because of the zero coupon amortization.

Assets and Operations: RCP owns a \$1.3 bil. loan due 2007 convertible on Dec. 31, 2000 into 71.5% partnership interest in Rockefeller Center in Manhattan. The 6.2 mil. SF office and retail space in the Center had 1.7% vacancy at Dec. 31 (vs. 2.0% a year ago and 9.7% vacancy for midtown Manhattan). New and renewal leases averaged \$40.65/SF in 1986, down 6.4%. One play in RCP is its potential to close the 30% gap between old leases yielding average effective \$28.53/SF rents in 1986 and market rent.

The big unknown for RCP is what NBC, tenant for 16% of space at \$17.30/SF thru 1994, will do. NBC announced in late 1985 it may relocate but in Feb. 1987 said remaining in Rockefeller Center was one of three final options. RCP's borrower, Rockefeller Center Inc., has proposed a reconstruction program to keep NBC. A shareholder suit has been filed alleging RCP should have disclosed the NBC status in its offering. Meantime RCP replaced all side-walks and modernized lobbies and halls on 88 multi-tenant floors as first part of a \$200 mil. 14-yr. modernization.

Rockefeller Center generated \$85.45 mil. net operating income in 1986, up 7.1% on a 6.7% rent rise. This NOI covered only 91% of the \$93.8 mil. cash interest on the loan to RCP; in addition the Center funded \$22.8 mil. improve-

ments from an initial \$350 mil. letter of credit.

Financial Measures - C: RCP is financed with \$335 mil. current coupon debentures (8% thru 1994; 13% thereafter till 12/31/2000); and \$952.25 mil. zero coupon debentures due 2000 (sold at 22.58% of par to yield 10.23% to maturity). The debentures are convertible into 28.34 mil. and 43.86 mil. shs. respectively on Dec. 31, 2000, or 25.8% and 40.0% of equity on that date. If all converted, common holders would own only 34.2% of the Center. The sweetener to common holders is that amortization of the zeros is a non-cash charge that should let between 27% and 52% of dividends be non-taxable return of capital over the years. Moreover payout is being subsidized by the \$350 mil. letter of credit (which fell to \$315 mil. on April 1) since the Center did not generate enough cash flow in 1986 to service the \$1.3 bil. loan.

Current Value: The Center was appraised at \$1.7 bil. at year-end 1986, up 6.25%. The major value pickup came from a lower discount rate applied to cash flow, reflecting generally lower rates. RCP's 71.5% interest is thus valued at \$1.22 bil. or 93.5% of the \$1.3 bil. loan obligation.

Exposure - B: RCP holders get a tax-advantaged ride on value gains by this premier Manhattan property. So far the property has performed about on schedule and the letter of credit pushes any bad news to the year 2000.

Prudential Realty Trust also receives B Rank in its first Ranking. PRT came public in Aug. 1985 at \$10 for units of one capital and one income sh. Income shares get all distributable cash and capital shares get all appreciation. PRT intends holding properties 10-1/2 years and then self-liquidate.

EPS/Dividends - B: PRT earned 37¢ per income share in 1986. Distributable cash was 66¢ per income share and PRT paid 68¢ sh. distributions. Payout was 33.8% (or 23¢) taxfree capital return.

Assets and Operations: PRT owns three properties, all bought from sponsor Prudential Insurance Co., with 621,000 sq. ft. office space and 1,182,000 SF warehouse/industrial. Pro-

4/24/87

perties are:

Huntington Business Campus, Melville, N.Y., two multi-tenanted single-story buildings with 152,800 SF, 100% leased.

Maple Plaza I & II, Parsippany, N.J., two single-tenanted three story offices with 293,000 SF, both 100% leased at \$16.73 and \$14.10/SF.

Park 100, Indianapolis, Ind., complex of 19 one-story industrial/warehouse buildings containing 1,358,600 SF space, of which 13% is finished for office. Space is 91% occupied and rental competition is intense; rent concessions (which amounted to 1.4% of total rents recognized) are offered.

Financial Measures --A: PRT has no mortgage debt but in Dec. 1986 got a \$10 mil. revolving credit which would be drawn as needed for tenant improvements and leasing commissions; these costs were paid from working capital in 1986. Income shares are treated as preferred stock with \$8/sh. liquidating value, giving capital shs. 93¢ sh. net book value plus 40¢ depreciation, or \$1.33.

Current value: PRT puts year-end property values at \$112.8 mil., or \$1.47 per capital sh. above cost. This puts current value at \$2.39/sh. The 1-5/8 price is a 32% discount to value.

Exposure - A: With no mortgage debt, exposure is limited. Competitive rental markets in Indianapolis and elsewhere, as older leases expire, could be a longer-term negative.

ICM Property Investors Inc. attains B Rank in its first Ranking. Off to a slow start because it came public in Jan. 1985 at \$20/sh. when the mortgage market started falling, ICM now has essentially committed its \$104 mil. capital and is negotiating a \$25 mil. credit to cover commitments and make additional investments.

EPS/Dividends: ICM earned 67¢ sh. in 1986 under GAAP accounting, down 44% from the \$1.19/sh. in its 11-month year of 1985 when most income came from temporary investments. ICM ended 1986 with dividends at \$1.44 annual rate, up 9% from the 1985 rate.

Assets and Operations: ICM initially sought to buy buildings essentially at developers' cost, provide substan-

tially all financing via combination equity and mortgage investments, and thru joint ventures exercise substantial voice in operating control. But the mortgage market dropped sharply after its offering and mortgage financing became plentiful, reducing demand for ICM's initial financing format. Now ICM has started making equity gap fundings on newly completed properties which have potential for attaining relatively good leasing success in today's overbuilt office markets. Equity gap investments:

--Maitland Colonnades, four-story, 252,000 SF office in north Orlando, being leased: ICM paid \$250,000 for 5% of the owning partnership and agreed to fund up to \$8.25 mil. if needed above a maximum \$26.75 mil. construction loan. ICM gets 11% preferred return on its cash contributions plus 50% of cash flow after stabilized occupancy is reached; occupancy is about 29%. Morley Properties is developer.

--Columbia Business Center, Columbia, Md., nine-building business park with 159,350 SF office, industrial and retail space. ICM funded \$1.7 mil. of a total \$4.4 mil. commitment. Developer is McGill Development Co. and space is 51% leased.

--Jefferson Plaza I, Rockville, Md., five story office with 123,000 SF. ICM funded \$1.9 mil. of \$6.5 mil. commitment. Space is 72% leased; Baier Properties, Inc., is developer.

Adjusted for the last two equity gap deals made in 1987, ICM has \$88.9 mil. invested in eight office projects with 1.32 mil. SF as follows:

Type(number)	Mil.\$	Sq.Ft.	Occ.
Joint ventures(2)	\$44.2M	421,000	62%
Wholly owned (2)	29.2	197,200	77
Cvt.Const.loan (1)	11.5	165,700	55
Equity gaps (3)	4.0	534,600	46
Totals.....	\$88.9M	1,318,600	57%

This table treats three Edison, N.J. buildings as a single joint venture. Biggest vacancies are in Maitland Colonnades (above) and 192,000 SF University Tower in Irvine, Cal., completed in Dec. and 30% leased.

Financial Measures: ICM has no debt. Adjusted for recent equity gaps, temporary cash investments are down to \$14.6 mil. and ICM has \$27.9 mil. unfun-

ded commitments. ICM's investment advisor is partly owned by Siemens AG pension plan, German electrical maker.

Exposure - C: ICM is managed by seasoned REIT executives and represents their judgment call on office markets.

Realty South Investors Inc. is Ranked C. It completed its first full year after coming public May 1, 1985. RSI initially sold one share and one warrant (exercisable at \$11.83) for \$13.33, adjusted for a 3-for-2 stock split in Jan. RSI is a participating mortgage lending trust based in Atlanta.

EPS/Dividends: RSI earned \$1.03/sh. in 1986, vs. 82¢ for eight months in 1985. RSI declared \$1.33/sh. in 1986, including 13¢ paid in Jan. 1986 from 1985 taxable income and 27¢ paid in Jan. 1987 from 1986 taxable income, all to comply with its policy to pay 100% of taxable income (commitment fees are taxable immediately but deferred for shareholder reports). Deferral of adviser fees (which equal 10% of distributable cash) added 9¢ sh. to 1985 income and the deferral ended May 1, 1986 and total deferred fees are 7.6¢ sh.

Assets and operations: RSI makes participating mortgages on smaller shopping centers and commercial properties giving RSI 50% shares of rent increases and sale/refinancing gains over five years. It makes no construction loans and estimates a 2-3 yr. holding for loans. No loans are funded unless property cash flow supports interest. At Dec. 1986 RSI had funded \$18.7 mil. loans, of which two for \$2.5 mil. are non-participating to yield 12.0-12.5%, and 10 for \$16.2 mil. are five-year interest-only participating loans. RSI also owns two Winn-Dixie stores at \$3.66 mil. cost. Commitments are \$6.2 mil.

Financial Measures: During 1986 RSI borrowed \$5.2 mil. bank credit line, or 0.26 times \$19.57 mil. equity equal to \$11.75/sh. In Jan. RSI sold 439,500 shs. to foreign investors in a private placement at \$12.50/sh. using proceeds to repay bank debt. The sale increased book value to \$11.80/sh. RSI is sponsored and managed by O'Neill Developments, Inc., an Atlanta developer but RSI may not lend to O'Neill projects. O'Neill's principal owns 10% of shares.

Mortgage Investments Plus, Inc. is also given C Rank.

EPS/Dividends - C: MIP earned 72¢ in 1986 and distributed 85¢ sh., being all funds available for distribution. MIP earned 16¢ in the Mar. qtr. and paid 20¢, or 21% over the 16.5¢ distributable funds. We still feel MIP payouts might be vulnerable to rate trends.

Assets and Operations: MIP seeks debt/equity loans funding new construction or renovation projects; MIP funds most direct construction costs and expects to refinance these construction loans at completion of leasing, leaving it with 50% of equity for which it may pay varying amounts depending upon speed of leaseup. This formula gives MIP a major stake in fast rentup of projects. Investments of \$113.3 mil. at Dec. 1986 were 64% loans to limited partnerships, 20% purchased construction loans, 6% participating mortgages, 5% investments in partnerships, and 5% permanent loans. Commitments were \$128.8 mil.

Financing - B: MIP has borrowed \$32.9 mil. from banks, or 0.4 times \$80.9 mil. equity, equal to \$8.97/sh.

APPRAISED ASSET VALUE COMPARISONS			
	DATE	APPRAISED VALUE/ SHARE	% PRICE TO APP. VALUE
QUALIFIED REITS			
BANKAMER REALTY	7/86	\$34.50a	-14.5%
COPLEY PROPS	12/86	\$21.10	-0.5%
EQK RLTY INV I	12/86	\$18.46	-20.8%
INTL INCOME PR#	12/86	\$15.62	-6.4%
JMB REALTY	8/86	\$18.66	-2.2%
NATL CAPITAL RE	12/85	\$ 5.14	-56.2%
NEW PLAN RLY TR#	7/86	\$14.01	9.7%
PRU RL CAPITAL #	12/86	\$ 2.39	-32.0%
SANTA ANITA	12/85	\$25.96	15.1%
SIERRA RE EQ83#	12/85	\$10.98	-4.4%
SIERRA RE EQ84#	12/85	\$ 8.78	6.8%
USP RL EST INV#	12/85	\$13.44	-38.6%
WELLS FARGO M&E	6/86	\$30.22a	-37.1%
AVERAGE			-13.9%
OPERATING COMPANIES			
BAY FINCL CORP	5/86	\$45.20	-48.0%
KOGER CO#	12/86	\$21.07	55.4%
NEWHALL INV PROP	9/86	\$13.82	-31.3%
NEWHALL LAND	12/86	\$32.25	11.2%
PERINI INV PR#	12/86	\$21.57	-29.3%
ROUSE CO#	12/86	\$36.06	-2.2%
SAUL (BF) REIT#	9/86	\$27.12	-36.9%
SOUTHWEST RLTY#	12/86	\$14.20	-77.1%
UNICORP AMER	12/86	\$17.66	-20.0%
AVERAGE			-19.8%

Appraised market values of net assets (i.e., properties held) are reported publicly by companies. Values are estimated by management and concurred in by independent appraisers except for: Koger Co. values set by independent appraisers; New Plan Realty, management estimate only. Share values are fully diluted. a-Entity has not revalued mortgages.

RANK	NAME (REVIEW DATE)	EXCH/ SYMBOL GROUP	SHARES (000)	BOOK VALUE	ANN DIV	-EARNINGS-- MON 12 MO	LAST PRICE	% CHANGE FROM-- APR 07 JAN 1	P/E RATIO	% ANN YIELD	% PR TO BK	RETURN ON BKZ	MKT VAL MIL \$	
* D	AMER HEALTH PROPS (02/27/87)	NY-AHE 1	11086	18.51	2.00	I MAR 1.64	17.25X	-6.2	-13.8	10.5	11.6	-6.8	8.9	191.2
* A	AMERICAN HOTEL (03/28/86)	NY-AHR 2	5787	15.31	0.40	DEC -0.42	12.75	7.4	21.4	0.0	0.0	-17.8	-2.7	73.8
* A	BANKAMER REALTY (11/07/86)	NY-BRE 2	7869	17.69	2.60	JAN 2.22	29.50	-2.9	-1.3	13.3	8.1	66.8	12.5	232.1
* A	BEVERLY INV PROP# (12/20/85)	NY-BEP 1	8195	19.27	2.20	DEC 2.20	23.00	-3.7	-8.9	10.5	9.6	19.4	11.4	188.5
* A	BRADLEY RL EST (06/28/85)	OC-BRLYS 1	3360	2.01	0.67	NOV 0.36	14.50	-1.7	29.8	40.3	4.6	621.4	17.9	48.7
* B	BRT REALTY (10/10/86)	AS-BRT 3	4855	13.67	2.00	DEC 1.95	18.38	-3.3	21.5	9.4	10.9	34.4	14.3	89.2
* B	P-CALIF JOCKEY CLUB (11/21/86)	AS-CJ 1	5637	4.39	0.90	DEC 0.82	D 18.88	-1.9	-6.8	23.0	4.8	330.0	18.7	106.4
* B	CALIFORNIA REI (04/25/86)	NY-CT 1	5015	8.31	0.60	DEC -0.04	6.50	-8.8	-42.9	0.0	9.2	-21.8	-0.5	32.6
* * F	CEDAR INCOME PD I (01/09/87)	OC-CEDR 1	1440	8.86	0.64	S SEP 0.53	8.25	0.0	3.1	15.6	7.8	-6.9	6.0	11.9
* * F	CENTRAL REALTY (02/28/86)	OC-CMRT 2	1974	0.58	0.00	DEC -0.17	0.38	0.0	-20.0	0.0	0.0	-35.3	-29.3	0.7
* C	CENVILL INVSTR (04/11/86)	NY-CVI 2	7007	13.06	2.00	DEC 2.07	19.63	-3.7	4.0	9.5	10.2	50.3	15.8	137.5
* B	CHICAGO DOCK&CANL (10/24/86)	OC-DOCKS 1	5784	6.73	0.36	U JAN 1.76	32.25	-3.4	48.3	18.3	1.1	379.2	26.2	186.5
* C	CLEVESTRUST RLTY # (02/13/87)	OC-CTRIS 2	2012	17.99	1.40	DEC 0.88	12.38	-6.6	-1.0	14.1	11.3	-31.2	4.9	24.9
* C	COMMONWLT RLTY# (02/28/86)	OC-CTRYZ 1	1468	10.06	0.00	AUG 1.76	14.50	0.0	7.4	8.2	0.0	44.1	17.5	21.3
* * F	CONSOL CAP INCOME (04/11/86)	OC-CCIS 2	12663	18.84	2.40	DEC -0.09	D 13.50	-10.0	9.1	0.0	17.8	-28.3	-0.5	171.0
* B	CONSOL CAP RLTY# (02/13/87)	OC-CCPLS 2	5966	7.63	0.10	NOV 0.07	U 3.63	-3.3	3.6	5.4	2.8	-52.5	8.8	21.6
* * F	CONSOL CAP SPECI (04/11/86)	OC-CCSTS 2	11538	16.64	2.16	DEC -0.58	D 9.00	0.0	9.1	0.0	24.0	-45.9	-3.5	103.8
* * F	COPLEY PROPS (07/26/85)	AS-COP 2	4008	18.42	1.68	U DEC 1.36	21.00X	2.0	6.3	15.4	8.0	14.0	7.4	84.2
* * F	COUNTRYWIDE MTG (01/09/87)	NY-CWM 3	7685	11.55	2.04	DEC 2.27	14.00	-8.9	-22.2	6.2	14.6	21.2	19.7	107.6
* A	COUSINS PROPS (12/05/86)	OC-COUS 1	11441	6.29	0.40	DEC 2.59	U 21.25	6.3	9.0	8.2	1.9	237.8	41.2	243.1
* * F	CPL REIT (01/24/86)	OC-CNTRS 1	1737	8.88	1.04	D DEC 0.91	7.00	-9.7	-22.2	7.7	14.9	-21.2	10.2	12.2
* * F	CRI INS MTG II (07/25/86)	NY-CII 3	8536	19.09	2.39	SEP 1.67	19.00	2.0	-7.3	11.4	12.6	-0.5	8.7	162.2
* B	DEL-VAL FINCL (01/09/87)	AS-DVL 3	3105	9.56	1.74	SEP 1.82	19.63X	-1.2	1.9	10.8	8.9	105.3	19.0	60.9
* * F	DIAL REIT INC # (01/09/87)	OC-DEAL 1	1738	18.24	1.60	I MAR 1.84	20.75X	3.2	7.8	11.3	7.7	13.8	10.1	36.1
* * F	DUKE RLTY-CAPITAL (02/28/86)	NY-DRE 1	7520	0.86	0.00	--- 0.00	1.13	0.0	0.0	0.0	0.0	30.8	0.0	8.5
* * F	DUKE RLTY-INCOME# (02/28/86)	NY-DREPR 1	7520	8.00	0.83	SEP 0.83	7.88	0.0	-7.4	9.5	10.5	-1.6	10.4	59.2
* A	EASTOVER PROPS (03/13/87)	AS-EGP 1	2655	19.85	2.60	FEB 3.09	D 29.75	-1.7	7.2	9.6	8.7	49.9	15.6	79.0
* B	EASTOVER CORP (03/13/87)	OC-EASTS 2	1258	14.35	1.60	DEC 1.54	D 17.00	-8.1	-7.5	11.0	9.4	18.5	10.7	21.4
* * F	EQK RLTY INV I (08/22/86)	NY-EKR 1	7589	15.65	1.66	MAR 0.38	D 14.63	-2.5	-2.5	38.5	11.4	-6.5	2.4	111.0
* A	FEDERAL REALTY# (02/28/86)	NY-FRT 1	12226	9.53	1.08	DEC 1.78	23.25	-8.8	17.0	13.1	4.6	144.0	18.7	284.3
* C	FIRST CONTNL REIT (08/23/85)	OC-FCRES 3	4103	6.67	0.00	NOV -2.58	3.38	0.0	14.9	0.0	0.0	-49.4	-38.7	13.8
* A	FIRST UNION RE# (03/13/87)	NY-FUR 1	18128	8.87	1.50	DEC 1.59	26.38	6.0	5.5	16.6	5.7	197.4	17.9	478.1
* * F	GOLDEN CORRAL # (04/11/86)	OC-GCRA 1	1480	9.29	1.25	S DEC 1.25	S 9.50	-2.6	-17.4	7.6	13.2	2.3	13.5	14.1
* * F	GRUBBELL REIT (06/13/86)	OC-GRIT 4	2500	9.06	0.88	DEC 0.92	8.25	1.5	-7.0	9.0	10.7	-8.9	10.2	20.6
* * F	GUILD MTG INVSTMT (07/25/86)	AS-GUM 3	3100	9.30	1.40	SEP 1.20	9.25	-10.8	-20.4	7.7	15.1	-0.5	12.9	28.7
* * F	HARRIS-TETER PRP# (08/22/86)	AS-HTP 2	2505	8.97	0.96	SEP 0.90	10.00X	-2.5	-7.0	11.1	9.6	11.5	10.0	25.1
* * F	HEALTH CARE PR# (04/11/86)	NY-HCP 1	8146	21.44	2.44	U DEC 2.50	29.25	-3.3	0.4	11.7	8.3	36.4	11.7	238.3
* A	HEALTH CARE REIT (08/09/85)	AS-HCN 3	5495	11.56	1.56	DEC 1.60	17.50	-0.7	6.1	10.9	8.9	51.4	13.8	96.2
* * F	HEALTHWEST # (06/27/86)	AS-HWT 1	11558	19.46	2.24	DEC 2.20	21.50X	0.7	2.4	9.8	10.4	10.5	11.3	248.5
* * F	HLTH & REHAB PROP (12/19/86)	NY-HRP 2	3418	18.40	2.20	I --- 0.00	18.88X	1.6	-2.6	0.0	11.7	2.6	0.0	64.5
* C	HMG PROP INV (01/09/87)	AS-HMG 1	1212	16.80	0.60	S DEC -1.05	D 7.88	-4.5	-13.7	0.0	7.6	-53.1	-6.3	9.5
* B	P-HOLLYWOOD PK RLTY (11/16/84)	OC-HTRFZ 1	3824	7.73	1.60	S SEP 0.62	29.50	-1.7	10.3	47.6	5.4	281.6	8.0	112.8
* B	P-HOTEL INVESTORS# (03/13/87)	NY-HOT 1	11563	18.03	2.00	S JUL 1.78	23.50	-5.1	5.6	13.2	8.5	30.3	9.9	271.7
* A	HRE PROPERTIES (03/13/87)	NY-HRE 1	5941	23.40	1.80	JAN 1.83	23.63	-2.1	-11.7	12.9	7.6	1.0	7.8	140.4
* B	ICH PROP INVSTR (04/24/87)	NY-ICH 2	5761	18.02	1.44	DEC 1.67	14.75	1.7	0.9	22.0	9.8	-18.1	3.7	85.0
* A	INTL INCOME PR# (03/14/86)	AS-IIP 1	11334	8.89	1.00	DEC 0.63	14.63	-4.9	8.3	23.2	6.8	64.5	7.1	165.8
* * F	INVG MTG SECS @ (03/14/86)	OC-INVG 3	682	31.56	2.00	SEP 2.99	5.50	-15.4	-52.2	1.8	36.4	-82.6	9.5	3.8
* A	IRT PROPERTY CO# (03/13/87)	NY-IRT 1	8024	9.82	1.28	DEC 1.35	18.75	-3.8	14.5	13.9	6.8	90.9	13.7	150.5
* B	JMB REALTY (02/13/87)	OC-JMBRS 2	1423	16.95	1.64	S NOV 1.72	18.25X	1.6	9.0	10.6	9.0	7.7	10.1	26.0
* F	JOHNSTON/CONS RLY (02/22/85)	NY-JTC 2	12280	16.16	1.70	DEC 0.51	U 14.75	6.3	20.4	28.9	11.5	-8.7	3.2	181.1
* B	LEN HOUSING (04/11/86)	NY-LHC 4	2200	23.57	2.00	DEC 2.23	23.25	-2.6	-12.3	10.4	8.6	-1.4	9.5	51.2
* * F	LANDING INST V (12/06/85)	OC-LANVS 2	5680	8.46	0.60	SEP 0.29	2.25	-18.2	-35.7	7.8	26.7	-73.4	3.4	12.8
* * F	LINCOLN NC RL FND (12/20/85)	AS-LRF 2	1998	13.37	1.48	DEC 1.21	13.13X	0.9	-4.5	10.8	11.3	-1.8	9.1	26.2
* * F	LINPRO SPECFD PROP (08/22/86)	AS-LPO 1	1856	9.04	1.03	DEC 1.03	9.25	0.0	-8.6	9.0	11.1	2.3	11.4	17.2
* A	LOMAS & NET MTG (09/26/86)	NY-LOM 3	11625	23.48	2.53	D MAR 2.43	D 24.50	-0.5	-19.0	10.1	10.3	4.3	10.3	284.8
* * F	LOMAS MTG CORP (09/13/85)	NY-LMC 3	8700	18.62	2.44	MAR 2.25	U 24.50	-10.5	-7.1	10.9	10.0	31.6	12.1	213.2
* * F	MDC ASSET INVSTRS (01/09/87)	NY-MIR 3	5000	13.75	1.80	--- 0.00	15.25	-3.9	8.0	0.0	11.8	10.9	0.0	76.3
* * F	MEDITRUST # (10/25/85)	OC-MTRUS 1	10721	15.39	1.72	U DEC 1.61	18.25	0.0	-0.5	11.3	9.4	18.6	10.5	195.7
* * F	MELLON PART MTG (02/22/85)	OC-MPMTS 4	8645	9.33	1.00	U DEC 1.03	D 10.38X	0.0	-6.7	10.1	9.6	11.2	11.0	89.7
* B	MERRY LAND & INV (02/27/87)	OC-MERY 2	6264	5.17	0.80	MAR 1.03	U 11.00	2.3	17.0	10.7	7.3	112.8	19.9	68.9
* B	MONY RL EST INV (11/07/86)	NY-MYM 2	10393	9.43	0.72	FEB 0.70	8.13	-3.0	-23.5	11.6	8.9	-13.8	7.4	84.4
* A	MORTGAGE GROWTH (03/13/87)	AS-MTG 2	7704	19.98	1.60	FEB 1.63	20.38	-6.9	-7.4	12.5	7.9	27.5	10.2	157.0
* * F	MSA REALTY CORP (03/14/86)	AS-SSS 1	5958	8.89	1.00	DEC 0.71	10.75	3.6	2.4	15.1	9.3	20.9	8.0	64.0
* A	MTG & RLTY TRUST (03/13/87)	NY-MRT 3	10311	16.94	1.88	MAR 1.78	D 19.50X	-6.0	-13.3	11.0	9.6	15.1	10.5	201.1
* C	MTG INVSTMS PLUS (04/24/87)	AS-MIP 4	9020	8.97	0.80	MAR 0.67	D 8.00	0.0	3.2	11.9	10.0	-10.8	7.5	72.2
* C	NATL CAPITAL RE (04/26/85)	OC-NCETS 1	3645	2.58	0.00	SEP -0.90	2.25	-10.0	0.0	0.0	0.0	-12.8	-34.9	8.2
* A	NEW PLAN RLY TR# (12/05/86)	NY-NPR 1	21072	5.25	0.82	JAN 0.81	15.38	-8.2	9.8	19.0	5.3	192.9	15.4	324.0
* * F	NOONEY RLY TR# (04/11/86)	OC-NRTI 1	867	17.18	0.80	DEC 1.06	15.00	0.0	-1.6	14.2	5.3	-12.7	6.2	13.0
* B	ONE LIBERTY PR# (03/28/86)	AS-OLP 1	2203	14.27	1.32	S DEC 1.59	14.88	-1.7	-8.5	9.4	8.9	4.2	11.1	32.8
* * F	PAINWEIBER RES RLY (02/28/86)	AS-PWM 3	6058	9.36	1.00	SEP 0.92	8.25	-2.9	-10.8	9.0	12.1	-11.9	9.8	50.0
* A	PENN REIT# (12/05/86)	AS-PEI 1	5428	15.82	2.20	NOV 2.55	37.50	3.4	19.5	14.7	5.9	137.0	16.1	203.6
* B	PITTS & WVA RR (01/09/87)	AS-PW 1	1510	6.07	0.56	DEC 0.56	S 6.38	-1.9	2.0	11.4	8.8	5.0	9.2	9.6
* B	PRESIDENTIAL RL-# (08/09/85)	AS-PDL-A 2	479	2.43	1.28	SEP 1.61	14.00	4.7	5.7	8.7	9.1	476.1	66.3	6.7
* B	PRESIDENTIAL RL-# (08/09/85)	AS-PDL-B 2	2786	2.43	1.28	SEP 1.58	13.13	-2.8	8.2	8.3	9.8	440.1	65.0	36.6
* A	PROPERTY CAPITAL (11/07/86)	AS-PCT 2	9271	12.06	1.66	JAN 1.90	25.75	-3.3	6.7	13.6	6.4	113.5	15.8	238.7
* A	PROPERTY TR AMER# (02/14/86)	OC-PTAS 1	5062	10.63	0.80	DEC 1.08	D 9.50	-1.3	1.3	8.8	8.4	-10.6	10.2	48.1
* B	F-PRU RL CAPITAL # (04/24/87)	NY-PRT 1	11135	1.33	0.00	--- 0.00	1.63	0.0	44.4	0.0	0.0	22.2	0.0	18.1
* B	F-PRU RL INCOME # (04/24/87)	NY-PRTPR 1	11135	8.00	0.60	DEC 0.66	D 6.75	0.0	-12.9	10.2	8.9	-15.6	8.3	75.2
* * F	RAINIER RLTY (04/26/85)	OC-BRETS 2	3470	9.40	0.88	SEP 0.99	9.13	-1.4	1.4	9.2	9.6	-2.9	10.5	31.7
* C	REALTY REFUND (04/25/86)	NY-RRF 3	1021	18.59	1.43	JAN 1.10	16.13	-5.1	0.8	14.7	8.9			

COMPANIES AND BUSINESS TRUSTS

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RANK	NAME(UPDATE DATE)	EXCH/ SYMBOL GROUP	SHARES (000)	BOOK VALUE	ANN DIV	-EARNINGS-- MON 12 MO	LAST PRICE	% CHANGE APR 07	FROM- JAN 1	P/E RATIO	% ANN YIELD	% PR TO BK	RETURN ON BKZ	MKT VAL MIL \$	
C	ABRAMS INDS INC	OC-ABRI 9	1787	8.55	0.24	JAN 0.59	7.50	0.0	0.0	12.7	3.2	-12.3	6.9	13.4	
C	AMER COMMUNITY DEV	OC-ACDG 6	3020	3.29	0.00	OCT -2.28	1.25	11.1	5.2	0.0	0.0	-62.0	-69.3	3.8	
* LP-AMER INS MTG 84	(01/24/86)	OC-AIMAZ 8	10000	19.51	1.44	SEP 2.03	20.25	2.5	1.3	10.0	7.1	3.8	10.4	202.5	
C	AMER PACESETTER	PS-AECP 9	1465	11.68	0.50	SEP 2.29 U	20.25X	0.0	48.6	8.8	2.5	73.4	19.6	29.7	
C	AMERIBANC INV GP	OC-AINVS 9	6111	7.88	0.20	DEC 1.40	10.00	-2.4	21.2	7.1	2.0	26.9	17.8	61.1	
C	AMERICAN REALTY	AS-ARB 7	9684	10.19	2.50	SEP 0.48	5.25	-6.7	31.3	10.9	47.6	-48.5	4.7	50.8	
C	AMREP CORP	(09/12/86)	NY-AXR 6	6593	8.64	0.00	JAN 1.07	13.75	-5.2	7.8	12.9	0.0	59.1	12.4	90.7
C	ANGELES CORP	AS-ANG 10	3481	4.96	0.00	DEC -0.45	9.00	-2.7	10.8	0.0	0.0	81.5	-9.1	31.3	
* LP-ANGELES FINC PTRS	(01/24/86)	AS-ANF 8	1051	18.20	1.82	D SEP 1.76	17.38	-0.7	2.2	9.9	10.5	-4.5	9.7	18.3	
* LP-ANGELL CARE MLP	(01/23/87)	NY-ACR 7	3500	14.93	1.52	U DEC -0.38	14.25	-1.7	0.9	0.0	10.7	-4.6	-2.5	49.9	
B	BAY FINCL CORP	(09/12/86)	NY-BAY 7	3351	17.008	0.00	FEB -0.81	23.50	2.7	-4.1	0.0	0.9	38.2	-4.8	78.7
C	BEI HOLDINGS	OC-BEIH 9	10328	3.81	0.00	JAN 0.25 U	8.75	-12.5	-9.1	35.0	0.0	129.7	6.6	90.4	
D	BRITISH LAND AMER	(12/06/85)	NY-BLA 7	17971	2.13	0.00	DEC -1.54	3.50	0.0	7.7	0.0	0.0	64.3	-72.3	62.9
* LP-BURGER KING INV	(02/28/86)	NY-BKP 7	4635	18.80	1.92	DEC 1.45	19.50	0.0	-4.9	13.4	9.8	3.7	7.7	90.4	
* LP-CAL FED INC PTNRS	(12/19/86)	NY-CFI 7	11000	9.28	1.00	U ---	0.00	9.00	-2.7	-15.3	0.0	11.1	-3.0	0.0	99.0
C	CALPROP CORP	(11/21/86)	AS-CPP 6	3439	8.33	0.00	DEC 0.97	10.50	-1.2	31.3	10.8	0.0	26.1	11.6	36.1
C	CALTON INC	(06/27/86)	NY-CN 6	18295	2.55	0.00	FEB 0.82 U	12.38	-2.9	120.0	15.1	0.0	385.3	32.2	226.4
* CASTLE & COOKE	(01/21/86)	NY-CKE 9	41655	9.67	0.00	DEC 0.56	22.88	6.4	18.8	40.8	0.0	136.6	5.8	952.9	
A	CENTEX CORP	(09/12/86)	NY-CXY 5	17863	20.21	0.25	DEC 2.70	31.13	-1.6	-0.4	11.5	0.8	54.0	13.4	556.0
C	CHAMPION HOME	(10/10/86)	AS-CHB 11	35983	1.49	0.00	NOV -0.11	2.00	14.3	18.5	0.0	0.0	34.2	-7.4	72.0
D	CHRISTIANA COS	(12/06/85)	NY-CST 6	2851	7.54	0.00	DEC -2.49	6.75	-6.9	31.7	0.0	0.0	-10.5	-6.5	19.2
C	CITIZENS GROWTH	OC-CITGS 9	513	16.14	0.00	OCT 0.90	12.00	0.0	-15.8	13.3	0.0	0.0	-25.7	5.6	6.2
B	CLAYTON HOMES	(10/10/86)	NY-CMH 11	10263	5.13	0.00	MAR 0.86 U	12.88	-4.6	6.2	15.0	0.0	151.0	16.8	132.1
* LP-CHNNLTH MTC AM-A	(11/21/86)	NY-CMA 8	35000	2.13	1.04	DEC 0.18	8.75	-4.1	-10.3	48.6	11.9	310.8	8.5	306.3	
C	COMMONWLT MTC CO	(10/24/86)	OC-CMC 8	6220	3.46	0.00	JAN 1.10	10.38	-8.8	22.1	9.4	0.0	199.9	31.8	64.5
B	CONGRESS ST PROPS	(02/28/86)	OC-CSTP 9	1262	12.78	0.00	FEB 1.24 U	10.00	0.0	0.0	8.1	0.0	-21.8	9.7	12.6
C	CONTL RMS HOLDING	OC-COMH 6	3700	3.79	0.00	FEB 1.41	12.25	-19.7	6.5	8.7	0.0	0.0	22.2	37.2	45.3
B	COUNTRYWIDE CREDIT	(01/09/87)	NY-CCH 8	15371	5.25	0.31	FEB 1.26	13.88	-11.9	14.4	11.0	2.2	164.3	24.0	213.3
E	COVINGTON TECH	(01/09/87)	OC-COVT 6	13892	0.51	0.00	DEC 0.14 U	1.13	-25.0	63.5	8.0	0.0	120.6	27.5	15.6
B LP-CRI INS MTC INV	(07/25/86)	NY-CRM 8	9100	18.22	1.98	S SEP 2.26	21.25	-1.7	-8.6	9.4	9.3	16.6	12.4	193.4	
D	DELTONA CORP	NY-DLT 6	5574	4.50	0.00	DEC -0.34	5.63	2.3	9.8	0.0	0.0	25.0	-7.6	31.4	
* LP-EMERALD HOMES LP	(08/22/86)	NY-EHP 6	5225	5.11	1.20	DEC 1.20 U	9.75	-4.9	-2.5	8.1	12.3	90.8	23.5	50.9	
* LP-EQK GRN ACRES LP#	(01/23/87)	NY-EGA 7	10173	9.30	1.05	SEP 0.88	10.63	-3.4	1.2	12.1	9.9	14.2	9.5	108.1	
* LP-EQUITABLE RE SC	(01/23/87)	NY-EQM 7	10700	9.25	1.00	---	0.00	9.75	-2.5	-3.7	0.0	10.3	5.4	0.0	104.3
A	EQUITEC FNCL GP	(07/12/85)	NY-EFG 10	4916	5.33	0.16	JAN 0.93 U	8.25	-4.3	24.5	8.9	1.9	54.8	17.4	40.6
B	FAIRFIELD COMM	(07/25/86)	NY-FCI 6	10640	10.59	0.00	DEC -1.62	6.38	-3.8	-21.5	0.0	0.0	-39.8	-15.3	67.8
C	FARRAGUT MTC CO	(12/19/86)	OC-FARR 8	5000	1.53	1.00	JUL 0.38	9.88	-12.2	51.9	26.0	10.1	545.4	24.8	49.4
C	FED NATL MTC	(06/14/85)	NY-FNM 8	73762	15.98	0.32	S MAR 2.72 U	39.25	-7.1	-3.7	14.4	0.8	145.6	17.0	2895.2
B	FIRST CAROLINA	OC-FCARS 9	818	29.55	0.50	DEC 3.34	29.00	-1.7	-1.7	8.7	1.7	-1.9	11.3	23.7	
A	FLEETWOOD ENTER	(10/10/86)	NY-FLE 11	23307	13.14	0.52	JAN 1.65	27.13	-13.5	6.9	16.4	1.9	106.4	12.6	632.2
B	FOREST CITY-A#	(07/11/86)	AS-FCE-A 7	4056	20.42	0.30	OCT 3.06	36.88	-3.0	22.4	12.1	0.8	80.6	15.0	149.6
B	FOREST CITY-B#	(07/11/86)	AS-FCE-B 7	3893	20.42	0.30	OCT 3.06	37.25	-3.9	19.7	12.2	0.8	82.4	15.0	145.0
* LP-FORUM RET PFD UN	(01/23/87)	AS-FRL 7	5000	10.84	1.35	I ---	0.00	12.88	-3.7	1.0	0.0	10.5	18.8	0.0	64.4
C	FPA CORP	AS-FPO 6	3995	11.87	0.00	DEC -0.78	9.75	-7.1	-2.5	0.0	0.0	-17.9	-6.6	39.0	
D	GEMCRAFT INC	(05/23/86)	OC-GEMH 6	5128	3.88	0.00	DEC 0.42	6.50	-16.1	-7.1	15.5	0.0	67.5	10.8	33.3
B	GENERAL DEVELOPMT	(08/08/86)	NY-GDV 5	10500	14.44	0.00	DEC 2.67	21.88	-4.9	25.0	8.2	0.0	51.5	18.5	229.7
C	GENERAL HOMES	(04/10/87)	NY-GHO 5	15009	10.36	0.00	DEC 1.00	8.13	-9.7	12.1	8.1	0.0	-21.6	9.7	121.9
A LP-GOULD INVSTRS LP	(01/09/87)	AS-GLP 7	1339	6.83	0.00	DEC 0.77	50.00	-4.3	25.0	64.9	0.0	632.1	11.3	67.0	
B	GRUBB & ELLIS	NY-GRE 10	15606	5.22	0.00	DEC -0.12	5.13	0.0	0.0	0.0	0.0	-1.8	-2.3	80.0	
B	HALLWOOD GROUP	(02/13/87)	NY-HWG 9	4555	16.34	1.12	JAN 1.69	22.88	-3.2	22.0	13.5	4.9	40.0	10.3	104.2
C	HAMMOND CO	(07/12/85)	OC-THCO 8	2117	4.99	0.00	DEC 0.76	8.75	6.1	75.0	11.5	0.0	75.4	15.2	18.5
D	HOMAC INC	OC-HOMC 6	2675	5.33	0.00	DEC -0.39 D	3.00	0.0	-11.1	0.0	0.0	0.0	-43.7	-7.3	8.0
C	HOVNANIAN ENTR	(05/23/86)	AS-HOV 6	21124	2.58	0.00	NOV 0.69	16.38	-1.5	77.0	23.7	0.0	534.7	26.7	345.9
D	INDIANA FNCL INV	OC-IFII 7	974	9.29	0.00	DEC 0.79	6.13	2.1	2.1	7.8	0.0	-34.1	8.5	6.0	
C	INTEGRATED RESC	(05/23/86)	NY-IRE 10	7603	18.36	0.00	DEC -1.73	24.25	-6.3	11.5	0.0	0.0	32.1	-9.4	184.4
C	INTERGROUP CORP	(11/08/85)	OC-INTG 7	1201	13.24	0.00	SEP 0.12	11.50	0.0	-4.2	95.8	0.0	-13.1	0.9	13.8
B LP-INTERSTATE GEN CO	(02/27/87)	AS-IGC 7	9900	2.08	0.00	SEP 1.05	10.00	-8.0	11.1	9.5	0.0	390.2	51.5	99.0	
* INTL AMER HOMES	(11/22/85)	OC-HOME 6	7652	3.09	0.00	SEP 0.43	7.13	-6.6	78.1	16.6	0.0	130.6	13.9	54.5	
C	JOHNSTOWN AMER-A	(02/13/87)	AS-JAC 10	8435	2.83	0.00	FEB 1.19 U	4.38	-10.3	40.0	23.0	0.0	54.6	6.7	36.9
C	K&B HOMES CORP	(08/22/86)	NY-KBH 5	27000	5.77	0.20	FEB 1.18 U	14.88	-20.1	36.8	12.6	1.3	157.8	20.5	401.6
B	KAUFMAN & BROAD	(06/14/85)	NY-KB 9	12340	14.99	0.33	NOV 2.20	25.00	-9.9	38.9	11.4	1.3	66.8	14.7	308.5
C	KNUTSON MTC CORP	(10/24/86)	OC-KNMC 8	18825	3.04	0.40	DEC 1.80	10.75	-9.5	19.4	6.0	3.7	253.6	59.2	148.6
A	KOGER CO#	(05/09/86)	AS-KGR 7	11570	14.028	2.40	DEC 1.65	32.75	0.0	10.5	19.8	7.3	133.6	11.8	378.9
C	KOGER PROPS#	(07/12/85)	NY-KOG 7	10620	9.16	2.60	DEC 1.88	29.13	-4.9	-8.6	15.5	8.9	218.0	20.5	309.3
* LP-LA QUINTA MTR IN#	(11/21/86)	NY-LQP 7	3975	18.31	2.00	AUG 2.00	16.50	-5.7	-7.0	8.3	12.1	-9.9	10.9	65.6	
C	LANDMARK LDR	(07/12/86)	AS-LML 9	7976	9.78	0.40	S DEC 1.26 U	23.50	1.1	31.5	18.7	1.7	140.3	12.9	187.4
C	LEISURE+TECH	(08/08/86)	AS-LVX 6	3795	2.46	0.00	DEC 0.73	7.88	-4.5	50.0	262.5	0.0	220.1	1.2	29.9
B	LENNAR CORP	(03/27/87)	NY-LEN 5	8631	17.46	0.20	FEB 1.04 U	27.88	-17.7	50.7	16.0	0.7	59.7	10.0	240.6
C	LEVITT CORP	AS-LVT 6	3400	6.92	0.00	DEC 0.60	12.88	-8.0	28.8	21.5	0.0	86.1	8.7	43.8	
* LOAN AMER FNCL-B	(01/25/85)	OC-LAFCB 8	1987	6.58	0.00	DEC 0.89	10.75	0.0	10.3	12.1	0.0	63.4	13.5	21.4	
A	LOHAS & NET FINC	(09/26/86)	NY-LNF 8	28574	11.92	1.40	U MAR 1.45 D	32.38	-11.6	10.7	22.3	4.3	171.6	12.2	925.1
C	M/I SCHOTNSTN RMS	(10/24/86)	OC-MIHO 6	5800	1.41	0.00	DEC 0.69	7.88	-14.9	34.0	11.4	0.0	458.5	48.9	45.7
C	MAJOR REALTY	(05/24/85)	OC-MAJR 6	6024	1.13	0.00	DEC -0.67	9.88	-8.1	3.9	0.0	0.0	773.9	-59.3	59.5
A	MDC HOLDINGS	(04/10/87)	NY-MDC 5	19827	9.78	0.00	DEC 1.81	13.25	-10.2	0.0	7.3	3.0	35.5	18.5	262.7
B	MISSION WEST PR	AS-MSW 6	1553	12.01	2.28	FEB 2.65 D	11.50	1.1	3.4	4.3	19.8	-4.2	22.1	17.9	
C	NATIONAL ENTERPR	(10/10/86)	NY-NEI 11	7133	2.69	0.00	DEC 0.21	4.88	0.0	14.7	23.2	0.0	81.2	7.8	34.8
C	NE MORTGAGE CO	(05/23/86)	AS-NM 8	5643	2.63	0.18	DEC 0.78	9.88	-16.8	35.8	12.7	1.8	275.5	29.7	55.7
B LP-NEWHALL INV PROP	(05/09/86)	NY-NIP 7	4440	3.918	0.90	DEC 4.92	9.50X	-1.5	2.7	1.9	9.5	143.0	125.8	42.2	
A LP-NEWHALL LAND	(04/10/87)	NY-NHL 9	20700	6.488	0.80	S MAR 2.08 D	35.88	0.3	13.9	17.2	2.2	453.6	32.1	742.6	
B LP-NVHOMES LP	(03/27/87)	AS-NVH 5	10100	16.96	1.68	DEC 1.49	38.38	-1.9	99.4	25.8	4.4	126.3	8.8	387.6	

RANK	NAME (REVIEW DATE)	EXCH/ SYMBOL GROUP	SHARES (000)	BOOK VALUE	ANN DIV	-EARNINGS-- MON 12 MO	LAST PRICE	% CHANGE APR 07	FROM-- JAN 1	P/E RATIO	% ANN YIELD	% PR TO BK	RETURN ON BK	MKT VAL MIL \$
D	PUNTA GORDA	AS-PGA	6	2905	-0.01	0.00	DEC 1.02 U	2.88	-4.2	43.8	2.8	0.0	0.0	8.4
C	RADICE CORP	NY-RI	6	5845	5.17	0.00	DEC -1.74	8.13	-5.8	-12.2	0.0	0.0	57.2	47.5
C	READING CO	OC-RDGC	7	3303	12.80	0.00	DEC 0.86	26.00	-5.0	10.6	30.2	0.0	103.1	85.9
C	REALAMERICA CO	OC-RACO	7	3497	3.22	0.00	NOV 0.04	2.50	0.0	0.0	62.5	0.0	-22.4	8.7
B	REDMAN INDUSTRIES	NY-RE	11	9755	7.36	0.12	DEC 0.33	8.88	-5.3	1.4	26.9	3.6	20.6	86.6
*	LP-RETIREMT LIV MTG	OC-RLIVZ	8	1264	22.76	2.36	SEP 2.04	22.25	-6.3	-3.3	10.9	9.7	-2.2	28.1
*	RIDGEWOOD PROPS	OC-RWPI	7	996	34.77	0.00	FEB 6.91 U	28.50	8.6	14.0	4.1	0.0	-18.0	28.4
C	ROCKWOOD NATL	PS-RNC	6	9682	2.78	0.00	DEC 0.59	3.38	0.0	3.8	5.7	0.0	21.4	32.7
A	ROUSE CO#	OC-ROUS	7	31161	7.02\$	0.70	SEP 0.77	35.25	-1.4	12.4	45.8	2.0	402.1	1098.4
B	RYAN HOMES	NY-RYL	5	7181	24.70	1.20	DEC 3.37	47.13X	0.4	3.3	14.0	2.5	90.8	338.4
A	RYLAND GROUP	NY-RYL	5	12547	8.30	0.40	DEC 2.02	25.38X	-15.1	27.7	12.6	1.6	205.7	318.4
B	SANTA FE SO PAC	NY-SFX	9	156950	32.11	1.00	DEC -0.84	40.25	1.6	35.9	0.0	2.5	25.4	6317.2
C	SAUL (BF) REIT#	NY-BFS	7	5483	8.46\$	0.20	S DEC 0.17	17.13	-0.7	3.8	100.7	1.2	102.4	93.9
C	SECURITY CAPITAL	NY-SCC	8	5676	10.32	0.00	DEC -2.48	4.88	-2.5	5.4	0.0	0.0	-52.8	27.7
B	SKYLINE CORP	NY-SKY	11	11217	11.62	0.48	FEB 1.04	15.88	-7.3	8.5	15.3	3.0	36.6	178.1
D	SO ATLANTIC FIN	OC-SOAF	7	6148	2.93	0.00	DEC 0.54 D	10.25	5.1	32.3	19.0	0.0	249.8	63.0
C	SOUTHLAND FINCL	OC-SFIN	7	16770	10.51	0.00	DEC -0.97 U	10.00	-4.8	-25.9	0.0	0.0	-4.9	167.7
C	SOUTHMARK CORP	NY-SM	9	46115	10.01	0.24	DEC 0.80	9.88	-6.0	17.9	12.3	2.4	-1.3	455.4
C	LP-SOUTHWEST RLTY#	AS-SWL	7	3442	7.71\$	0.00	DEC 0.29	3.25	0.0	4.0	11.2	0.0	-57.8	11.2
C	STARRETT HOUSING	AS-SHO	6	5917	4.46	0.00	DEC 0.25 U	18.13	-1.4	21.8	72.5	0.0	306.4	107.2
B	LP-STD PACIFIC L.P.	NY-SFP	5	13118	9.96	3.00	DEC 2.21	26.25	-15.0	-3.7	11.9	11.4	163.6	344.3
C	SUNLITE INC	OC-SNLT	9	2796	5.45	0.00	DEC -0.33	4.25	0.0	54.5	0.0	0.0	-22.0	11.9
*	SUNSTATES CORP	OC-SUST	9	514	31.82	0.00	DEC -2.38 U	11.63	2.2	-2.1	0.0	0.0	-63.5	6.0
C	TIERCO CP INC	OC-TIER	7	2126	9.82	0.00	DEC -0.72 U	7.50	15.4	15.4	0.0	0.0	-23.6	15.9
C	TOLL BROS	NY-TOL	5	29994	1.16	0.00	JAN 0.47	13.63	1.9	138.7	29.0	0.0	1074.6	408.7
B	LP-UDC-UNIVRSL DEV	NY-UDC	6	10655	7.49	2.20	DEC 2.90	23.00	-8.9	12.9	7.9	9.6	207.1	245.1
B	UNICORP AMER	AS-UAC	7	10785	12.50\$	0.60	DEC 0.89 D	14.13	-5.0	16.5	15.9	4.2	13.0	152.3
C	UNION VALLEY CORP	AS-UVC	6	3967	1.98	0.00	DEC 0.73	10.13	3.8	58.8	13.9	0.0	411.4	40.2
*	US CAPITAL CORP	OC-USCC	6	8270	1.95	0.00	JUL -1.44	1.00	0.0	0.0	0.0	0.0	-48.7	8.3
C	US HOME CORP	NY-UHC	5	39813	5.55	0.00	DEC -2.05	6.63	-13.1	17.8	0.0	0.0	19.4	263.8
*	LP-US REALTY PTNRS#	OC-USRLZ	7	1222	21.35	2.26	SEP 2.04	19.50	-6.0	-13.3	9.6	11.6	-8.7	23.8
Z	US SHELTER CORP	OC-USSS	10	9446	2.34	0.00	DEC -0.82 D	1.88	-16.7	-6.3	0.0	0.0	-19.9	17.7
* LP-VMS MORTGAGE INV	(01/24/86)	OC-VMLPZ	8	7629	8.80	1.08	S JUN 0.96	9.88	1.3	1.3	10.3	10.9	12.2	75.3
C	VQUEST INC	AS-VY	11	3849	7.26	0.00	FEB -0.38 D	6.00	-11.1	9.1	0.0	0.0	-17.4	23.1
C	WASHINGTON CORP	PH-TWC.X	6	1987	4.59	0.10	SEP -0.21	4.13	0.0	-15.4	0.0	2.4	-10.1	8.2
*	WASHINGTON HOME	AS-WHI	6	4728	5.39	0.00	JAN 1.73	12.38	0.0	54.7	7.2	0.0	129.6	58.5
C	WEBB (DE E) CORP	NY-WBB	9	7948	14.20	0.20	S DEC 2.37	19.50	-7.1	-12.4	8.2	1.0	37.3	155.0
L	WESFAC INVSTR	OC-WESPS	12	5968	1.37	0.00	NOV -1.27	1.75	7.7	-33.3	0.0	0.0	27.7	10.4
* LP-WINTHROP INS MTG	(01/10/86)	AS-WMI	8	3866	13.80	1.40	DEC 2.21	14.75	-0.8	-7.8	6.7	9.5	6.9	57.1
B	WRITER CORP	OC-WRTC	6	4123	8.47	0.00	DEC -0.23	5.38	-24.6	-14.0	0.0	0.0	-36.5	22.2
B	ZIMMER CORP	AS-ZIM	11	4662	3.48	0.00	DEC -1.70 D	3.13	0.0	-21.9	0.0	0.0	-10.2	14.6

COMPARATIVE REALTY STOCK GROUP AVERAGE 04/21/87

GROUP NUMBER & NAME	DIV	NON-DIV	TOTAL	SHARE (000)	BOOK VALUE	ANNUAL DIV	EARN ANN	LAST PRICE	% CHANGE APR 07	FROM JAN 1	P/E RATIO	ANNUAL YIELD	% PR TO BK	RETURN ON BK	MARKET VAL(000)
1 PROPERTY REITS	49	5	54	6750	11.02	1.12	1.13	15.96	-1.6	3.6	14.4	7.0	44.9	10.2	6337.0
2 PROP & MTC COMB REITS	23	2	25	5607	12.72	1.36	0.97	14.05	-1.8	-0.8	14.4	9.7	10.5	7.6	2042.1
3 MORTGAGE REITS	17	1	18	5606	14.46	1.70	1.42	15.03	-4.6	-6.7	10.6	11.3	3.9	9.8	1690.2
4 PARTICIPATING MTC REITS	12	0	12	8303	11.99	1.13	1.05	11.91	1.0	-5.1	11.4	9.5	-0.7	8.7	1384.0
5 MAJOR HOMEBUILDERS	9	4	13	18102	11.74	0.57	1.50	22.18	-7.9	23.2	14.8	2.6	89.0	12.8	4203.1
6 OTHER BLDRS/DEVELOPERS	7	27	34	6275	5.12	0.19	0.30	9.18	-6.3	21.3	31.0	2.1	79.1	5.8	2159.9
7 INCOME PROP BLDR/OWNR	20	12	32	6883	11.44	0.80	0.98	17.38	-2.1	5.6	17.8	4.6	51.9	8.5	3860.6
8 MORTGAGE BANKER/FINANCE	13	4	17	13299	9.95	0.85	1.18	15.60	-5.7	5.5	13.2	5.5	56.8	11.9	5300.2
9 DIVERSIFIED RLTY&HOLDING	12	6	18	18084	14.78	0.35	1.12	18.65	-1.4	14.4	16.6	1.9	26.2	7.6	9515.9
10 RLTY SVCS/SYNDICATORS	1	5	6	8248	6.51	0.03	-0.33	8.81	-5.6	13.1	0.0	0.3	35.4	-5.1	390.9
11 MANUFACTURED HOUSING	4	5	9	12433	6.87	0.16	0.34	10.75	-7.3	7.0	31.3	1.4	56.4	5.0	1265.1
L LIQUIDATING COMPANIES	0	1	1	5968	1.37	0.00	-1.27	1.75	7.7	-33.3	NC	NC	27.7	NC	10.4
P PREFERRED STOCKS	1	0	1	1650	10.00	1.10	0.00	12.13	-2.0	0.0	NC	NC	21.3	NC	20.0
OVERALL AVERAGE			240	8770	10.70	0.84	0.95	14.85	-3.3	6.5	15.7	5.7	38.8	7.9	38179.4
DOW JONES INDUSTRIALS							115.59	2337.07	-1.0	23.3	20.2	2.9			
STANDARD & POOR'S 500							15.00	293.07	-1.2	21.0	19.5	3.0			
DOW JONES UTILITIES							14.01	209.29	0.3	1.6	14.9	7.6			

REALTY STOCK RANKINGS

REALTY STOCK REVIEW has developed its exclusive Rankings of real estate stocks to indicate how each stock stands fundamentally in terms of its past, present and future. Rankings from "A" (highest) to "E" (lowest), shown in the first column in the statistical tables, are assigned based on:

(1) Earnings and dividend growth and stability over the past five years (the past - roughly 40%); Companies with over two but less than five years of operations score lower here, hence have lower overall Rank.

(2) Financial measures including leverage and liquidity and match of asset/liability maturities in the balance sheet (the present - about 40%); and

(3) Exposure to outside economic and competitive forces and management's ability to control its business destiny thru leverage and planning (our subjective estimate of the future - 20%).

Being rooted in historical factual analysis, Rankings are not based upon current price and thus are not intended as recommendations. A highly-Ranked stock may become overpriced or underpriced during trading, and vice versa. Rankings are given without regard to whether the entity subscribes to RSR. Other entries in the Ranking column denote:

--An asterisk (*) denotes stocks which cannot be ranked because of insufficient (generally less than two years) operating history in present form, or newly organized companies, or incomplete or non-comparable data.

--(Z) denotes entities which currently retain Audit or its investment banking affiliate, Campbell & Dillmeier, for specific assignments; and entities for which C&D is acting as non-retainer intermediary for a publicly announced proposed transaction.

--(L) denotes non-ranked liquidating entities.

NOTES TO COMPARATIVE STATISTICS - PAGES 6-8

All facts are on a per-share basis except computed ratios and market values. Each stock is classified in an industry group, numbered as in the Comparative Group Average Table on Page 8. Only historical data, or annualizations, are used; earnings are not estimates.

Annualized Dividend and Yield: The latest quarterly (or monthly) payout multiplied by 4 or 12. Since REITs must pay out 95% of EPS to be exempt from Federal income taxes, REIT dividends may vary.

Earnings and Price/Earnings Ratio: Computed from the latest (trailing) 12 months' earnings per share, except for cash flow companies. Cash flow entities, denoted with symbol "CF" after their name, are those for whom net cash flow is the most meaningful measure of results. Net cash flow (defined as net income plus depreciation and partnership payments less mortgage amortization) on a per share basis (CFS) is used in place of earnings. Accumulated depreciation is added to historic book value for consistency.

Book value per share is tangible net worth after deducting intangibles (unamortized debt discount and expenses, etc.) for all companies except the following: INTANGIBLES PER SHARE (MAINLY GOODWILL) NOT DEDUCTED ARE: Amrep/\$1.18; Hallwood Group/\$1.15; Landmark Land/\$14.46; Johnstown Am./\$9.01; Security Cap./\$23.70; Vyquest/\$2.08; Ameribanc Inv./\$3.02; Integrated Res./\$5.05; Reading/\$1.99; Equitec/\$6.15; Lomas Fincl./\$7.92; Grubb & Ellis/\$4.28; Burger King/\$5.79; Ryland/\$3.03. Book value does not reflect asset value appreciation, for which see Appraised Value table, p. 5.

SYMBOLS & ABBREVIATIONS

New EPS or dividend: U=UP, D=DOWN, S=UNCHANGED, I=INITIAL.
= Net Cash Flow; See above definition. @ Gross Cash Flow.
Last bid prices are shown for over-the-counter stocks.
P=Paired stock. \$=Appraised value reported; see p. 5.
F = Finite life REIT. LP = Limited partnership.